

- xv. Application No: [21/01746/HOU](#)
Location: 43 Hamilton Road, Binstead Ryde, PO33 3QY
Proposal: Proposed 1st floor extension over garage
Parish: Ryde Ward: Ryde West
Decision Date: 27/10/2021

Ryde Town Council raised no objection to the application

- xvi. Application No: [21/01759/HOU](#)
Location: 40 Marlborough Road, Ryde, PO33 1AB
Proposal: Proposed formation of new vehicular access (revised plan)
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 27/10/2021

Ryde Town Council objected to the application for the following reasons:

The application is for parking with access to the main road between Ryde and Shanklin. The proposed development has not satisfactorily demonstrated how cars can enter and exit the parking bay in a forward direction as outlined in the Island Roads report which recommends refusal.

- xvii. Application No: [21/01770/LBC](#)
Location: 27 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for internal alterations for the removal of 2 internal walls to the south of the property to create an open kitchen/dining space
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 27/10/2021

Ryde Town Council raised no objection to the application

- xviii. Application No: [20/02200/CLEUD](#)
Location: Basement Flat 18 Lind Street, Ryde, PO33 2NQ
Proposal: LDC for continued use of flat as a separate self-contained living unit
Parish: Ryde Ward: Ryde North West
Decision Date: 28/10/2021

Ryde Town Council raised no objection to the application

- xix. Application No: [21/01777/HOU](#)
Location: 7 Church Road, Binstead, Ryde, PO33 3TB
Proposal: Rear extensions to provide improved / additional family accommodation
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 28/10/2021

Ryde Town Council raised no objection to the application

- xx. Application No: [21/01721/HOU](#)
Location: 37 Alfred Street, Ryde, PO33 2TS
Proposal: Proposed single storey conservatory
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 28/10/2021

Ryde Town Council raised no objection to the application

2. APPLICATIONS REFUSED

i. Application No: [21/01226/FUL](#)

Location: 32 Westfield Park, Ryde, PO33 3AB

Proposal: Demolition of existing dwelling; proposed replacement dwelling and pool

Parish: Ryde Ward: Ryde North West

Decision Date: 22/10/2021

Ryde Town Council raised no objection to the application

ii. Application No: [21/01705/HOU](#)

Location: The Stable House, 31A Alexandra Road, Ryde, PO33 1LT

Proposal: Replacement of double-glazed window units

Parish: Ryde Ward: Ryde Appley and Elmfield

Decision Date: 26/10/2021

Ryde Town Council objected to the application for the following reasons:

The proposed UPVC windows will detract from the buildings heritage style and have a negative effect on the area. Furthermore, allowing this would set a dangerous precedent for other properties in conservation areas. RTC feel that alternative wooden windows with similar thermal properties but keeping the original style of the building should be installed.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the 19 October 2021 be noted.

140/21 PLANNING APPLICATION APPEAL

Members noted the following appeal:

Application Reference - [21/00536/HOU](#) - APP/P2114/D/21/3279748

Site Address - 53 Monkton Street, Ryde, PO33 2BB

Description of development - Demolition of porch and existing bathroom extension; proposed single / two storey rear extension; alterations; formation of new vehicular access. Appeal Start Date - 06.10.2021 ([PAPER C](#))

It was noted that when Ryde Town Council considered the application at its meeting held on 13 April 2021. Members agreed to the following:

- i. Ryde Town Council raised no objection to the proposed extension, subject to a guarantee that any windows on the proposed first floor extension which overlook the neighbouring property should be glazed with frosted or obscure glass.
- ii. Ryde Town Council objected to the proposed off-street parking on access and safety grounds as laid out in the Island Roads report.

Therefore, Ryde Town Council agreed to recommend a split decision on this application.

141/21 ISLE OF WIGHT - LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

Councillors were advised that at a Workshop of the Ryde Regeneration Working Group (RRWG) held on 8 November 2021, cycling, and walking routes, as part of the infrastructure for the major developments being planned for Ryde was discussed and that any input from the RRWG for any future LCWIP discussions appertaining to Ryde should be welcomed.

Whilst much of the LCWIP was a long-term plan, various areas that required basic repairs should be identified and that any funding could be met by various Section 106 payments. It was noted that the Planning, Regeneration and Environment Clerk would approach the IWC and Island Roads to enquire about securing any such funds.

It was also noted that the Committees Coordinator had published the Ryde element of the LCWIP on the Town Councils website and that all members would be sent a [link](#) to it.

142/21 PLANNING TRAINING FOR COMMITTEE MEMBERS

Members were advised that to provide the committee with the best resources to make an informed decision around planning applications, some training around planning law and procedures would be beneficial to them.

A proposed training course would take place in early 2022, facilitated by the Town Council.

143/21 PUBLIC REALM APPLICATIONS

This item was withdrawn and would be included on the agenda at a future meeting.

144/21 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting being held on Tuesday, 30 November 2021 in the Methodist Church, Garfield Road, Ryde at 7.00pm.



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 30 NOVEMBER 2021 AT 7.00PM IN GARFIELD ROAD METHODIST CHURCH, RYDE

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr John McLagan, Cllr Richard May, and Cllr Malcolm Ross.

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer).

PUBLIC QUESTIONS

A member of the public asked the following two questions:

1. Had there had been any further contact with Bird Aware Solent (since the meeting in March 2021) with a view to getting the Bird Interpretation Boards and/or warnings about the problems of dogs chasing birds on Ryde beaches?

The Planning, Regeneration and Environment Officer informed the committee that any Solent Special Protection Area Payments (SPA's) received would contribute towards the wardens that patrolled the beaches. Issues around the availability of information boards would be investigated and reported back as soon as possible.

2. Would any proposed review of the Position Statement take into account any potential flooding problems such as those experienced in the summer of 2021, especially in Binstead?

It was noted that the review of the Position Statement would be covered later in the meeting (Minute number 153/21)

145/21 APOLOGIES

Apologies were received from Cllr Georgie Carter and Cllr Jenna Sabine.

146/21 DECLARATIONS OF INTEREST

None declared.

147/21 REQUESTS FOR DISPENSATIONS

None requested.

148/21 MINUTES

The minutes to the previous meeting held on 9 November 2021 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 9 November 2021 were approved as a true and accurate record and were signed off by the Chair.

149/21 MEMBERS QUESTION TIME

None

150/21 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [21/00593/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: St Anthony's, Playstreet Lane, Ryde, PO33 3LQ
Proposal: Proposed front, rear, and side extensions and the removal of front and rear dormer windows, reroofing of main house with living green roof and formation of new vehicular access and driveway (readvertised application).

Members were reminded that this application had last been considered at the Ryde Town Council's Planning Committee meeting held on 4 May 2021 where members had recommended refusal on the grounds of concerns raised by the Isle of Wight Councils (IWC) Rights of Way. Members were of the view that crossing a well-used footpath (R111) was not acceptable and the access to the property by the proposed means should therefore not be allowed. The committee also believed that the proposals also affected the public's safety and their enjoyment of the footpath.

The main change to the application was that the existing entrance would become a pedestrian only access. However, the committee considered that the ingress was in a more prominent place in the lane and as such much wider, which in turn could have a detrimental effect on the hedges and trees in the area.

It was noted that to date there had been 34 objections from members of the public. Island Roads had given conditional approval subject to Rights of Way agreeing to traffic crossing at the new position. However, Rights of Way maintained their original objection and stated that they were disappointed that its concerns and reasons for recommending refusal of the original application had not been addressed. The tree officer had not commented on the tree survey to date.

RESOLVED:

THAT Ryde Town Council maintains its original objections agreed on 4 May 2021, namely:

Ryde Town Council objects to the application on the following grounds:

Following further information from the IWC's Rights of Way department that was received after the Town Council originally considered the application on 13 April 2021, members of the committee were of the view that crossing a well-used footpath (R111) is not acceptable and the access to the property by the proposed means should not be allowed. The proposals in this application affect the public's safety and their enjoyment of the footpath.

- ii. Application No: [21/02245/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Land Adjacent To 1 Prince Street, Ryde, PO33 2SE
Proposal: Partial demolition of front wall and construction of a detached house (revised scheme).

The application was for new build on open ground at the end of the street.

Members noted that the application included details of payments to the Solent SPA, although to date there were no details of waste storage provision and cycle storage as outlined in the relevant Supplementary Planning Documents (SPD').

RESOLVED:

THAT, subject to confirmation of waste and cycle storage provision, Ryde Town Council raised no objection to the application.

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed no objections:

- i. Application No: [21/01850/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 3A Nelson Crescent, Ryde, PO33 3QN
Proposal: Proposed roof alterations for loft conversion including dormer window (tree information received) (readvertised application)
- ii. Application No: [21/02048/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde PO33 3AR
Proposal: Demolition of existing store; proposed replacement store
- iii. Application No: [21/02082/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Kasbah, 76 Union Street, Ryde, PO33 2LN
Proposal: 2x externally illuminated fascia sign; 1x non illuminated fascia sign; 1 x externally illuminated hanging sign; non illuminated hoarding; 1 lantern; LED floodlights
- iv. Application No: [21/02202/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 58 Argyll Street Ryde, PO33 3BY
Proposal: Demolition of conservatory; proposed single storey rear extension with raised decking
- v. Application No: [21/02217/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 80 West Street, Ryde, PO33 2QG
Proposal: Formation of vehicular access
- vi. Application No: [21/02220/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Phone Junction, 26 High Street, Ryde, PO33 2HT
Proposal: Flat at first floor level, including alterations to shop front to form access.

- vii. Application No: [21/02224/FUL](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: Bagel Wrap, 61a Union Street, Ryde, PO33 2LG
 Proposal: Demolition of existing rear extension; proposed replacement single storey rear extensions; alterations to shop front (revised scheme)
- viii. Application No: [21/02225/LBC](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: Bagel Wrap, 61a Union Street, Ryde, PO33 2LG
 Proposal: Listed Building Consent for demolition of existing rear extension; proposed replacement single storey rear extensions; alterations to shop front (revised scheme)
- ix. Application No: [21/02215/HOU](#)
 Parish(es): Ryde Ward(s): Binstead and Fishbourne
 Location: 13 Chapel Road, Binstead, Ryde
 Proposal: Proposed single storey extension
- x. Application No: [21/02295/FUL](#)
 Parish(es): Ryde Ward(s): Ryde West
 Location: 14 And 14A Wellington Road, Ryde, PO33 3QR
 Proposal: Proposed 8 replacement balconies on front and rear elevations

RESOLVED:

THAT Ryde Town Council raised no objections to the above ten applications.

151/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions taken by the IWC's Planning Department.

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [21/01507/HOU](#)
 Location: Foxwood Quarr Road, Binstead, Ryde, PO33 4EL
 Proposal: Proposed Garage/Workshop
 Parish: Ryde Ward: Binstead and Fishbourne
 Decision Date: 04/11/2021

Ryde Town Council raised no objection to the application
- ii. Application No: [21/01814/CLPUD](#)
 Location: 13 Aldermore Close Ryde, PO33 2DQ
 Proposal: Lawful Development Certificate (LDC) for proposed alterations and conversion of garage to form additional living accommodation
 Parish: Ryde Ward: Haylands and Swanmore
 Decision Date: 04/11/2021

No comment from Ryde Town Council owing to the application being an LDC

- iii. Application No: [21/01944/1APA](#)
Location: 13 Hazlemere Avenue, Binstead Ryde, PO33 3SA
Proposal: Prior approval for proposed single storey extension
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 04/11/2021

No comment from Ryde Town Council owing to the application being granted prior approval

- iv. Application No: [21/00376/FUL](#)
Location: Pet Doctors, Spencer Road, Ryde, PO33 2NU
Proposal: Creation of new disabled parking space; 2no air handling units on roof with low level screening; new entrance canopy; reconfiguration of internal layout
Parish: Ryde Ward: Ryde North West
Decision Date: 05/11/2021

Ryde Town Council raised no objection to the application

- v. Application No: [21/01669/HOU](#)
Location: 4 South View Lower, Bettsworth, Road Ryde, PO33 3EQ
Proposal: Proposed two storey side extension
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 05/11/2021

Ryde Town Council raised no objection to the application

- vi. Application No: [21/01060/FUL](#)
Location: Newton Lodge, Appley Rise, Ryde PO33 1LF
Proposal: Retention of summerhouse/visitor cabin
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 19/11/2021

Ryde Town Council raised no objection to the application

- vii. Application No: [21/01615/FUL](#)
Ryde Lawn Tennis and Croquet Club Grounds, Playstreet Lane, Ryde, PO33 3LJ
Location: Proposal: Retention of 2 storage sheds
Parish: Ryde Ward: Ryde West
Decision Date: 19/11/2021

Ryde Town Council raised no objection to the application

2. APPLICATIONS REFUSED

None for Ryde.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the 9 November 2021 be noted.

152/21 LICENCING APPLICATIONS

Councillors were considered the following applications:

- i. Ref: [21/01198/LAPNEW](#) – Application for a Premises Licence – Courtside Café, Ryde Mead Lawn Tennis Club, Church Lane, Ryde PO33 2NB.

Members considered the application for a premises licence to compliment the existing business as well as enhance more functions for club members as well as non-members.

All four licencing objectives had been addressed and there had been no objections submitted from members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Ref: [21/01214/LAPVAM](#) – Application for a Premises Licence Minor Variation – Kasbah, Union Street, Ryde PO33 2LN.

Members were presented with a variation of licence to accommodate a new floor plan outlining revised refurbishment to the establishment which includes a doorway into the bar area being moved as well as a new lobby and new double doors.

This application complimented the planning application (the third application considered under delegated powers on agenda) proposing new facias and signage and will see the public house return to a more traditional appearance, more in keeping with the surrounding buildings and fitting in with the conservation area.

Members noted that the Kasbah had been closed for some time and its rebranding to the Ryde Arms should be a welcome addition to Ryde's hospitality sector.

There had been no objections received from the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

153/21 RYDE POSITION STATEMENT – ADDRESSING CLIMATE CHANGE

Members were advised that to be regarded as a responsible Town Council, the Ryde Position Statement, considered as an SPD by the IWC and thus influencing the Island Planning Strategy, needed to be reviewed with guidance within it on how new housing developments on the Island should have measures included to help combat the increasing concerns created by global climate change such as the increased risk of flooding as well as extremes in temperatures.

It was therefore agreed that a working part would be created to look at the Position Statement as part of its annual review with a view to including observations and suggestions around climate change and what Ryde Town Councils view would be regarding new developments.

154/21 PUBLIC REALM APPLICATIONS

This item was withdrawn and would be included on the agenda at a future meeting.

155/21 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

Members were advised that the IWC had identified various allocated moneys.

Six new schemes would be considered including Appley to Ryde Esplanade. Further routes would hopefully be considered for Ryde in due course. A further update would be provided as and when more information is made available.

156/21 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting being held on Tuesday, 21 December 2021 in the Methodist Church, Garfield Road, Ryde at 7.00pm.